

Meeting Copy

AGENDA

STATE BUILDING COMMISSION MEETING

HOUSE HEARING ROOM 30

LEGISLATIVE PLAZA

APRIL 8, 2010

11:00 A.M.

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SCHEDULE FOR STATE BUILDING COMMISSION MEETING

April 8, 2010

MILITARY DEPARTMENT

KNOXVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in SCOPE of a project for **TEMA Building 310 Codes Renovation** at Knoxville, to include reroofing, flashing and trim for the Communications & Storage Building, with work to be accomplished within the project budget.

Estimated Project Cost: **\$550,000.00**

Source of Funding:

07/08 Current Funds-Capital Outlay \$ 50,000.00

07 G.O. Bonds-Capital Outlay \$500,000.00

SBC Project No. 361/047-02-2007

Unforeseen roof leaks are compromising the new interior and codes renovations at the two buildings.

HOUSTON BARRACKS, NASHVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a PROJECT for **Two Smoking Shelters** at Houston Barracks, Nashville, with project to be bid through Purchasing.

Estimated Project Cost: **\$28,000.00**

Source of Funding: Federal Funds (NGB)

SBC Project No. 361/067-02-2010

This is to furnish and install two pre-planned shelters at two separate locations on State property. These 9x12 foot shelters will be used as smoking shelters and are similar to bus stop type enclosures. Shelters will be installed on concrete slabs with one electric light and one heat apparatus per shelter.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

April 8, 2010

DEPARTMENT OF TRANSPORTATION

I-65 ARDMORE WELCOME CENTER, GILES COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL of a GRANT, in an amount not-to-exceed \$188,058.00, to the South Giles Utility District for reimbursement of actual cost of the design and installation of a 6" water line to the **I-65 Ardmore Welcome Center**, Giles County, Tennessee.

Estimated Project Cost: \$2,950,000.00

Source of Funding:

Blind Services	\$ 160,000.00
State Highway Funds	\$ 181,000.00
State (IM) Funds	\$ 120,506.60
Federal (IM) Funds	\$1,084,559.40
Federal (ARRA) Funds	\$1,403,934.00
<i>SBC Project No.</i>	<i>243/020-01-2009</i>

This grant will provide for the design and installation of a 6" water line for fire protection to the I-65 Ardmore Welcome Center in Giles County, Tennessee.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

April 8, 2010

DEPARTMENT OF SAFETY

STATEWIDE

- 1) Review of a request for APPROVAL of a PROJECT, ACKNOWLEDGMENT of the SOURCE of FUNDING and APPROVAL to ISSUE a Request for Proposals for Design/Build Alternative Delivery Method for **Radio Tower Replacement** for the Department of Safety, statewide, and SELECTION of a DESIGNER to assist in the development of the RFP and program and in administration of the project, and **PRESENTATION** of the critical radio communications upgrades.

Estimated Project Cost: **\$1,675,000.00**

Source of Funding:

09/10 Current Funds-Capital Outlay \$ 150,000.00

09 G.O. Bonds-Capital Outlay \$1,525,000.00

SBC Project No. 502/001-01-2010

This request combines three separate line-items to replace three (3) radio towers in Davidson, Sevier and Roane Counties. The existing towers are more than 20 years old and will be replaced by upgraded towers to handle today's increased technological needs. As requested by the SBC on 3/11/10, the Department will give a presentation of its critical radio communications upgrades.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

April 8, 2010

DEPARTMENT OF VETERANS AFFAIRS

EAST TENNESSEE VETERANS' CEMETERY, KNOXVILLE, TENNESSEE

- 1) Review of a request for APPROVAL to ALLOCATE FUNDING for **Expansion** of the East Tennessee Veterans' Cemetery, Knoxville, AUTHORIZATION to PROCEED with bidding the project with the understanding that Federal funds will replace State funds during FY 2011, and APPROVAL of the EARLY DESIGN PHASE as presented by McCarty-Holsaple-McCarty / Ross-Fowler, a joint venture.

Estimated Project Cost:	\$6,500,000.00
<u>Source of Funding:</u>	
05/06 Current Funds-Capital Outlay	\$ 2,030.22
02/03 Current Funds-Capital Outlay	\$ 57,969.61
06/07 Current Funds-Capital Outlay	\$ 282,000.00
92/93 Current Funds-Capital Outlay	\$ 458,000.17
Federal Funds	\$2,400,000.00
Prior Years Current Funds-Capital Outlay (bridge funding)	\$3,300,000.00
<i>SBC Project No.</i>	<i>682/000-03-2006</i>

The Early Design Phase addresses a total project budget of \$6.5 million. A partial grant is available this fiscal year (\$2.4 million) and an additional Federal grant is anticipated in the Federal FY 2011 budget. In order to accommodate the projected schedule, it is imperative that the project be bid before July 2010 because the current East TN Cemetery is anticipated to run out of burial plots in March 2011. In order to meet this schedule, it is necessary to influx State funds until the additional Federal funds become available. When the Federal funds are in place, the State funds will be reversed out of the project, except for the cost associated with the Lakeshore effort. The Feds have supported the relocation site on the French Broad River.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

April 8, 2010

UNIVERSITY OF TENNESSEE

WEST TENNESSEE SOLAR FARM, HAYWOOD COUNTY, TENNESSEE

- 1) Review of a request for ACKNOWLEDGMENT or APPROVAL of the AGREEMENTS between the Department of Economic & Community Development and the University of Tennessee and between the University of Tennessee and the University of Tennessee Research Foundation concerning the management and development of the **West Tennessee Solar Farm Array** located in Haywood County, and APPROVAL to ISSUE an RFP for design, procurement, installation, operation/maintenance support services and related Utility System Impact Study, and APPROVAL to ISSUE an RFP for design and installation of transmission equipment and facilities to deliver power to the TVA grid.

Estimated Project Cost: **\$31,000,000.00**
Source of Funding: Federal ARRA Funds
SBC Project No. 540/000-01-2010

The first RFP is for services to design, install, and operate a photovoltaic power generating system at the West Tennessee Solar Farm in Haywood County. A system impact study to determine the optimal transmission path and equipment design for delivery of power through the Chickasaw Electric Cooperative's system to the TVA grid will be included in the scope of work to be provided by the successful proposer. After completion of the system impact study, a separate RFP will be issued for the design and installation of equipment and facilities necessary to deliver power to the TVA grid.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in SCOPE and FUNDING and ACKNOWLEDGMENT of the SOURCE of FUNDING from \$3,800,000.00 to \$7,300,000.00 (\$3,500,000.00 increase) for **Golf Team Facility** at the University of Tennessee at Knoxville, to include a golf team building and equipment shed.

Revised Estimated Project Cost:	\$7,300,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Gifts	\$3,800,000.00	\$ 0.00	\$3,800,000.00
TSSBA	0.00	3,500,000.00	3,500,000.00
TOTAL	\$3,800,000.00	\$3,500,000.00	\$7,300,000.00
<i>SBC Project No.</i>	540/009-06-2001		

This increase in funding was a line-item in the 09/10 budget. The project is being constructed in phases and this funding will provide a golf team building and equipment shed.

- 2) Review of a request for APPROVAL to UTILIZE Best Value Option 3 Delivery Method and Commissioning Services for the **Music Center** at the University of Tennessee at Knoxville, and APPROVAL of the **EARLY DESIGN PHASE** as presented by the joint venture architects Barber McMurry / Blankenship & Partners.

Estimated Project Cost:	\$40,000,000.00
<u>Source of Funding:</u>	
07/08 Current Funds-Capital Outlay	\$ 500,000.00
Gifts	\$10,000,000.00
09 G.O. Bonds-Capital Outlay	\$29,500,000.00
<i>SBC Project No.</i>	<i>540/009-28-2007</i>

This project will demolish the existing Music building and provide a new facility for the School of Music. The new facility will make possible the expansion and consolidation of various music functions that are currently housed at multiple locations on campus. Because of the specialized features and characteristics of this facility, the Best Value Delivery Option will result in a facility with superior performance and quality.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

April 8, 2010

TENNESSEE BOARD OF REGENTS

Statewide

- 1) Review of a request for APPROVAL to ALLOCATE FUNDING
in the amount of \$500,000 for
Management Assistance Statewide.

Estimated Project Cost:	\$500,000.00
<u>Source of Funding:</u>	
08/09 Current Funds – Cap Maint	200,000.00
09/10 Current Funds – Cap Maint	300,000.00
	<u>500,000.00</u>

SBC Project No. 166/000-02-2008

An RFP and selection of vendor is the subject of a later F&A request. This contract will provide program management services (non-specific project staff) and funding from May 1, 2010 through June 30, 2011.

East Tennessee State University, Johnson City, Tennessee

- 1) Review of a request for APPROVAL to CANCEL a PROJECT for
Yoakley Hall Renovation at
East Tennessee State University in Johnson City, Tennessee.

Estimated Project Cost:	\$1,220,000.00
<u>Source of Funding:</u>	Campus Plant Funds
SBC Project No.	166/005-07-2008

Reedy & Sykes Architecture is the designer for this renovation for faculty offices, student support, and other administrative needs. The campus has determined that the project is not a priority at this time.

- 2) Review of a request for APPROVAL to CANCEL a PROJECT for
Sneedville Community Health Center at
East Tennessee State University in Johnson City, Tennessee.

Estimated Project Cost:	\$184,882.00
<u>Source of Funding:</u>	HRSA Grant
SBC Project No.	166/005-07-2009

Ken Ross Architects, Inc. is the designer for the construction of a 1440 SF health clinic facility in Sneedville. The project will be cancelled due insufficient funds to meet the program.

- 3) Review of a request for AUTHORIZATION to AWARD a construction contract for
HVAC Repair and Replacement at
East Tennessee State University in Johnson City, Tennessee
based upon Proposals received March 18, 2010 and
subsequent bids from top Best Value #1 proposers.

Estimated Project Cost:

\$6,000,000.00

Source of Funding:

ARRA Funds

SBC Project No. 166/005-06-2009

Facility Systems Consultants, LLC. is the designer for this renovation. Project will replace and repair HVAC components in 13 buildings on campus in two phases.

- 4) Review of a request for APPROVAL of a PROJECT,
ACKNOWLEDGMENT of SOURCE of FUNDING,
APPROVAL to INCLUDE COMMISSIONING, and
APPROVAL to ISSUE a REQUEST for PROPOSALS
for a Construction Manager/General Contractor of the project for
CoM Building 119 Research Labs Renovations at
East Tennessee State University in Johnson City, Tennessee, and
SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost:

\$9,127,000.00

Source of Funding:

Federal NIH Grant

SBC Project No. 166/005-03-2010

ETSU has received a grant from the National Institute of Health, a division of the Department of Health and Human Services, to renovate research labs at their College of Medicine. THEC approved this project as part of the FY 09/10 disclosure list.

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Review of a request for APPROVAL to ISSUE a REQUEST for PROPOSALS for
Best Value Option #1 Alternative Delivery Method for
Parking and Transportation Improvements at
Middle Tennessee State University in Murfreesboro, Tennessee.

Estimated Project Cost:

\$22,000,000.00

Source of Funding:

TSSBA (Campus Auxiliary–Parking)

14,600,000.00

Campus Auxiliary – parking fees

7,239,150.00

Property sale proceeds

160,850.00

SBC Project No. 166/009-01-2003

Lose & Associates is designer of this project to design and construct parking spaces, pedestrian paths, associated infrastructures, landscaping, sidewalks, lighting, and related work in a multi-year long-range plan for transportation and parking systems, pedestrian ways, and exterior lighting. This is the final phase of the project.

Tennessee State University, Nashville, Tennessee

- 1) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **CARP Roof Replacement** at **Tennessee State University** in Nashville, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost: \$135,000.00
Source of Funding: USDA Grant
SBC Project No. 166/001-01-2010

Project will replace roof of this 1982 building. The roof was repaired in 2000. THEC approved an Emergency Disclosure on March 15, 2010.

- 2) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Watson Hall Improvements** at **Tennessee State University** in Nashville, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost: \$900,000.00
Source of Funding: Campus Auxiliary (housing)
SBC Project No. 166/001-02-2010

Project will make improvements to the interior and exterior of Watson Hall. Project was disclosed as part of the Housing Renovations in FY 09/10.

University of Memphis, Memphis, Tennessee

- 1) Review of a request for APPROVAL of a REVISION in SCOPE, ESTIMATED PROJECT COST and FUNDING from \$350,000.00 to \$1,075,000.00 (a \$725,000.00 increase) and ACKNOWLEDGEMENT of SOURCE of FUNDING for **Jones and Brister Hall HVAC Improvements** at the **University of Memphis** in Memphis, Tennessee.

Revised Estimated Project Cost			\$1,075,000.00
<u>Source of Funding:</u>	<u>Existing</u>	<u>Increase</u>	<u>Revised</u>
Sustainability Fee	350,000.00		350,000.00
Gift-in-Place	0	725,000.00	725,000.00
	350,000.00	725,000.00	1,075,000.00

SBC Project No. 166/007-09-2009

Allen & Hoshall, Inc. is the designer for the project and will coordinate the work in the building. The additional scope will provide vendor improvements for the food service component of the building. ARAMARK Food Service will contract firms for design and construction services.

Motlow State Community College, Lynchburg

- 1) Review of a request for APPROVAL of a REVISION in ESTIMATED PROJECT COST, and FUNDING from \$10,092,500.00 to \$10,380,000.00 (a \$287,500.00 increase) and ACKNOWLEDGMENT of SOURCE of FUNDING of the project for **Library Building** at **Motlow State Community College** in Lynchburg, Tennessee.

Revised Estimated Project Cost:			\$10,380,000.00
Source of Funding:	Existing	Increase	Revised
92/93 Current Funds – Cap Outlay	225,000.00	0	225,000.00
2004 G. O. Bonds – Cap Outlay	9,700,000.00	0	9,700,000.00
04/05 Current Funds – Cap Outlay	167,500.00	0	167,500.00
Campus Plant Funds	0	287,500.00	287,500.00
	10,092,500.00	287,500.00	10,380,000.00
SBC Project No.	166/021-01-1992		

Kline Swinney Associates is the designer of this project. Additional funds will complete the portion of the scope for renovating vacated space in the Ingram Building.

Pellissippi State Community College, Knoxville, Tennessee

- 1) Review of a request for APPROVAL of a REVISION in ESTIMATED PROJECT COST and FUNDING from \$18,275,000.00 to \$19,384,050.00 (a \$1,109,050.00 increase) and ACKNOWLEDGEMENT of SOURCE of FUNDING for **Blount County Center Improvements** at **Pellissippi State Community College** in Knoxville, Tennessee.

Revised Estimated Project Cost			\$20,930,000.00
Remaining Unfunded			\$1,545,950.00
Source of Funding:	Existing	Increase	Revised
2009 G. O. Bonds-Cap Outlay	17,200,000.00	0	17,200,000.00
Gifts	1,075,000.00	0	1,075,000.00
Land Sale Proceeds	0	309,050.00	309,050.00
Campus Plant Funds	0	800,000.00	800,000.00
	18,275,000.00	1,109,050.00	19,384,050.00
SBC Project No.	166/032-03-2007		

The joint venture of Community Tectonics/Cope Associates is the designer and Messer Construction Company is the Construction Manager/General Contractor for the project. The additional funds will be used for paving, sidewalks, landscaping, and various sitework.

Roane State Community College, Harriman, Tennessee

- 1) Review of a request for APPROVAL of a REVISION in ESTIMATED PROJECT COST and FUNDING from \$420,000.00 to \$610,000.00 (a \$190,000.00 increase), and ACKNOWLEDGMENT of SOURCE of FUNDING for **Fire Alarm System Modernization** at **Roane State Community College** in Harriman, Tennessee.

Revised Estimated Project Cost:			\$610,000.00
<u>Source of Funding:</u>	<u>Existing</u>	<u>Increase</u>	<u>Revised</u>
09/10 Current Funds-Capital Maint.	70,000.00	0	70,000.00
2009 G. O. Bonds-Capital Maint.	350,000.00	0	350,000.00
2004 G. O. Bonds-Capital Maint.	0	1,985.99	1,985.99
2005 G. O. Bonds-Capital Maint.	0	161,023.44	161,023.44
2006 G. O. Bonds-Capital Maint.	0	26,990.57	26,990.57
	420,000.00	190,000.00	610,000.00

SBC Project No. 166/027-01-2009

Wright Associates Technical Services LLC is the designer for this project. The additional funds from unallocated funds are needed to meet the designer's estimate.

Volunteer State Community College, Gallatin, Tennessee

- 1) Review of a request for APPROVAL of a REVISION in ESTIMATED PROJECT COST and FUNDING from \$1,695,000.00 to \$2,095,000.00 (a \$400,000.00 increase), and ACKNOWLEDGMENT of SOURCE of FUNDING for **Parking & Sidewalk Repair/Replacement** at **Volunteer State Community College** in Gallatin, Tennessee.

Revised Estimated Project Cost:			\$2,095,000.00
<u>Source of Funding:</u>	<u>Existing</u>	<u>Increase</u>	<u>Revised</u>
07/08 Current Funds-Capital Maint.	260,000.00	0	260,000.00
2007 G. O. Bonds-Capital Maint.	260,000.00	0	260,000.00
Campus Plant Funds	1,175,000.00	400,000.00	1,575,000.00
	1,695,000.00	400,000.00	2,095,000.00

SBC Project No. 166/025-01-2007

DBS & Associates Engineering, Inc. is the designer for this paving project. The additional funds will be used to pave an existing gravel lot adjacent to the Fine Arts Building, including lighting and call boxes. The lot will have 182 parking spaces.

East Tennessee State University, Johnson City, Tennessee

- 1) Review of a request for APPROVAL of the **EARLY DESIGN PHASE** for **CoM Student Center** at **East Tennessee State University** in Johnson City, Tennessee, as presented by Fisher + Associates.

Estimated Project Cost

Source of Funding:

SBC Project No. 166/005-04-2009

\$1,280,000.00

TSSBA (student fees)

Project to construct a 4,0000 sf Student Center facility.

Discussion of Bids

- 1) **East Tennessee State University, Johnson City**
(Building Envelope and Window Repairs)
SBC Project No. 166/005-08-2009
Bid date: 03-31-2010
- 2) **Chattanooga State Community College, Chattanooga**
(Allied Health Facilities Improvements)
SBC Project No. 166/012-03-2005
Bid date: 03-31-2010
- 3) **Pellissippi State Community College, Knoxville**
(Hardin Valley Modular Classroom)
SBC Project No. 166/032-01-2009
Bid date: 03-31-2010
- 4) **East Tennessee State University, Johnson City**
(Nell Dossett Renovation)
SBC Project No. 166/005-05-2009
Bid date: 04-07-2010
- 5) **Tennessee Technological University, Cookeville**
(Crawford Hall Roof Replacement)
SBC Project No. 166/011-01-2009
Bid date: 04-07-2010

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

April 8, 2010

DEPARTMENT OF FINANCE AND ADMINISTRATION

SPECIAL ITEMS

- 1) Review of a request for APPROVAL to CANCEL the following projects, pursuant to Legislative action in FY 2009:

A. Fall Branch Highway Patrol

(HVAC Replacement)

Estimated Project Cost: \$300,000.00

Source of Funding: Facilities Revolving Fund (501.04)

SBC Project No. 502/048-01-2008

SBC approved the project in August 2008.

B. William R. Snodgrass Tennessee Tower

(Air Handler Replacement)

Estimated Project Cost: \$600,000.00

Source of Funding:

07 G.O. Bonds – FRF \$590,000.00

FRF (501.04) \$ 10,000.00

SBC Project No. 529/079-03-2007

SBC approved the project in July 2007.

C. Foster Avenue Complex

(Mechanical Upgrade)

Estimated Project Cost: \$250,000.00

Source of Funding: Facilities Revolving Fund (501.04)

SBC Project No. 529/021-01-2004

SBC approved the project in June 2004.

D. Chattanooga State Office Building

(Elevator Upgrade)

Estimated Project Cost: \$1,150,000.00

Source of Funding: Facilities Revolving Fund (501.04)

SBC Project No. 460/005-01-2008

SBC approved the project in June 2008.

- E. Knoxville State Plaza**
 (Interior Modifications)
 Estimated Project Cost: \$600,000.00
Source of Funding: Facilities Revolving Fund (501.03)
SBC Project No. 526/010-01-2007

SBC approved the project in November 2007.

STATEWIDE

- 1) Review of a request for APPROVAL to CANCEL a request to issue an RFP for **Emergency Restoration Services**.

SBC Project No. 529/000-01-2009

On 01/08/09, the SBC approved a request to issue an RFP for Emergency Restoration Services. This contract provides any State entity the capability to bring in the contractor to clean up and stabilize a facility that has suffered damage as a result of a burst water line, tornado, etc. **The Dept of General Services is now managing this contract.**

- 2) Review of a request for APPROVAL to AWARD a contract to the best-evaluated proposer as a result of the RFP process and APPROVAL to ALLOCATE FUNDING in the amount of \$850,000.00 for **Management Assistance** to assist the State's procurement agencies with the administration of capital initiatives.

Estimated Project Cost: \$850,000.00
Source of Funding: 06/07 Current Funds-Capital Maint
SBC Project No. 529/000-05-2008

This contract will provide program management services (non-specific project staff) and funding from May 1, 2010 through June 30, 2011.

PIEDMONT NASHVILLE GAS BUILDING, NASHVILLE, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in FUNDING and ACKNOWLEDGMENT of the SOURCE of FUNDING from \$1,450,000.00 to \$2,300,000.00 (\$850,000.00 increase) for **Interior Renovation** at Piedmont Nashville Gas Building, Nashville, Tennessee.

Revised Estimated Project Cost:	\$2,300,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Facilities Revolving Fund	\$ 800,000.00	\$ 0.00	\$ 800,000.00
01 G.O. Bonds-FRF	0.00	850,000.00	850,000.00
03 G.O. Bonds-FRF	600,000.00	0.00	600,000.00
05 G.O. Bonds-FRF	50,000.00	0.00	50,000.00
TOTAL	\$1,450,000.00	\$850,000.00	\$2,300,000.00
<i>SBC Project No.</i>	<i>529/012-01-2009</i>		

Early review by State Fire Marshal has revealed need to modify life safety systems, such as emergency lighting and building sprinklering system. The PNG Building has inefficiencies in its layout which have hindered efforts in accurately estimating the required square footage per staff member. Cabling requirements were originally under estimated.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

April 8, 2010

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) READING and APPROVAL of the Minutes of the State Building Commission meeting held on March 11, 2010.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

- | | |
|--|---|
| 1) Department of Transportation – Region 3
(Renovate Office/Garages)
Change Order No. 6
Contract Amount: \$1,795,080.00
Change Order Amount: \$4,850.21
Change Order Percent: .27
Cumulative Percent 11.79
SBC Project No. 247/000-01-2004 | Install communication conduits at McEwen; install conduit, wiring and junction box at Clarksville facility. |
| 2) Tennessee School for the Deaf
(Old Gym Update)
Change Order No. 11
Contract Amount \$3,657,034.00
Change Order Amount: \$51,342.59
Change Order Percent: 1.50
Cumulative Percent 14.6
SBC Project No. 168/007-01-2003 | Additional structural, water proofing and code compliance repairs needed to achieve the Certificate of Occupancy. |
| 3) Tennessee State University
(Clement Hall Allied Health Renovation)
Change Order No. 12
Contract Amount: \$1,189,929.00
Change Order Amount: \$16,001.48
Change Order Percent: 1.34
Cumulative Percent 18.68
SBC Project No. 166/001-05-2005 | This adds contractor site presence during delays in completion requested by the University. |
| 4) TN School for the Blind
(Gym Renovation)
Change Order No. 8
Contract Amount: \$554,980.00
Change Order Amount: \$78,320.12
Change Order Percent: 14.11
Cumulative Percent 41.24
SBC Project No. 168/005-01-2005 | This repairs pool deck tile; installs new pool liner, rails at steps and related parts. |

- 5) **University of Memphis**
(Recreation & Fitness Renovations)
Change Order No. 4
Contract Amount: \$479,000.00
Change Order Amount: \$23,878.28
Change Order Percent: 4.99
Cumulative Percent 14.07
SBC Project No. 166/007-03-2000

This adds removal of deteriorated concrete deck, re-leveling an existing trench drain, and providing a new concrete deck.

DESIGNER SELECTION LIST

- 1) Review of a request for APPROVAL to REFER the designer selections to the Subcommittee, with authority to act.

EXECUTIVE SUB-COMMITTEE REPORT

- 1) SUMMARY REPORT of final action taken at the State Building Commission Executive Subcommittee meeting held on February 22, 2010 (attached).

Subcommittee Action – February 22, 2010

Commissioner Goetz called the meeting to order at 10:35 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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CONSENT AGENDA

Approved the following real property transactions that had been reviewed and recommended for approval by Subcommittee staff, with the exception of Item E, which was deferred for one month:

- A. Agency: **Department of Environment & Conservation – Polk County**
Transaction: Acquisition by lease
Provision: Waiver of advertisements & appraisals
- B. Agency: **Department of Environment & Conservation – Franklin County**
Transaction: Acquisition by lease
Provision: Waiver of advertisements & appraisals
- C. Agency: **Department of Mental Health Development Disabilities – Hardeman County**
Transaction: Disposal by lease agreement
Provision: Waiver of advertisement & appraisals
- D. Agency: **Department of Corrections – Bledsoe County**
Transaction: Conceptual approval to dispose by easements
Provision: Waiver of advertisements & appraisals
- E. Agency: **Department of Transportation – Shelby County**
Transaction: Demolition – Old Dealership Showroom
Provision: SBC Project No. 244/010-01-2010
DEFER ONE MONTH
- F. Agency: **Tennessee Board of Regents – Montgomery County**
Transaction: Demolition – 835 College Street
Provision: SBC Project No. 166/003-04-2010
- G. Agency: **Tennessee Board of Regents – Montgomery County**
Transaction: Demolition – 311 Ford Street
Provision: SBC Project No. 166/003-05-2010

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TENNESSEE BOARD OF REGENTS

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: **Washington County – Pickens Road, Kingsport, TN – Trans. No. 10-02-900**

SC Action: 02-22-10. Bob King presented the transaction. Subcommittee approved the request without objection.

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TENNESSEE BOARD OF REGENTS

Tennessee State University, Nashville, TN

- 1) Approved a request for a revision in estimated project cost and funding from \$3,200,000.00 to \$3,600,000.00 (a \$400,000.00 increase), and acknowledgment of source of funding for **Football Practice Facility** at Tennessee State University in Nashville, and authorization to award a Construction Contract to Lee Adcock Construction Company, Inc. in the amount of \$3,110,600 based upon the Base Bid and one alternate received February 3, 2010.

Revised Estimated Project Cost:	\$3,600,000.00
SBC Project No.	166/001-03-2007

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DEPARTMENT OF AGRICULTURE

LAND ITEM

Review of a request for APPROVAL to OBTAIN a SURVEY and TITLE WORK in the following real property to remove a boundary dispute with five adjoining property owners:

Description: **Chester County – Approximately one mile boundary dispute at Chickasaw State Forest, Henderson, TN – Trans. No. 10-01-026 (Smith)**

SC Action: 02-22-10. Jurgen Bailey presented the transaction. Subcommittee approved the request without objection.

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DEPARTMENT OF FINANCE & ADMINISTRATION for DIVISION OF INTELLECTUAL DISABILITIES SERVICES

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISALS, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and DEMOLITION OF BUILDING required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Davidson County – 803 Saunders Court, Nashville, TN – Trans. No. 08-12-004 (BW)**

SC Action: 02-22-10. Jurgen Bailey presented the transaction. He stated that the State would offer relocation services to the property owners, which included a potential housing supplement and moving and closing costs. Referencing an elderly property owner who didn't want to move, he said that this would help her transition into a new home. He asked that, if this does not work, for the Subcommittee's approval to condemn the property. Treasurer Lillard stated that he didn't mind approving the relocation offer, but didn't feel comfortable putting a senior citizen out of her home. Mr. Bailey responded that she was offered a life estate and has rejected that. Treasurer Lillard made a motion to approve the offer of relocation, but not the condemnation.

Fred Hix, Division of Intellectual Disabilities Services, was recognized. He said that his agency has had casual conversations with all three property owners who were agreeable to an offer, so they proceeded with the paperwork offering fair market value. Treasurer Lillard asked if there was any thought to condemnation when they had their initial conversation. Mr. Bailey responded that the SBC had approved only a standard acquisition without any condemnation option.

Commissioner Goetz stated that there was a need to figure out a way to shorten the acquisition timeline that is required to close the property so that we are only limited by construction. Mr. Hix commented that their procurement time is taking about as long as the construction process. Comptroller Wilson said he would be agreeable to giving pre-approvals because these acquisitions are important. Treasurer Lillard said to possibly consider at least an option with nominal consideration and have the Subcommittee pre-approve the appraisal. Commissioner Goetz said he would like to have a discussion in the next week or so with staff relative to options. Secretary Hargett seconded Treasurer Lillard's motion to proceed with the relocation offer, but not condemnation, and the motion passed without objection.

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DEPARTMENT OF FINANCE & ADMINISTRATION
for
DIVISION OF INTELLECTUAL DISABILITIES SERVICES

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISALS, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and APPROVAL TO DEMOLISH BUILDING required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Davidson County – 807 Saunders Court, Nashville, TN – Trans. No. 08-11-001 (BW)**

SC Action: 02-22-10. Jurgen Bailey presented the transaction. He stated that the State would offer relocation services to the property owners, which included a potential housing supplement and moving and closing costs. Referencing an elderly property owner who didn't want to move, he said that this would help her transition into a new home. He asked that, if this does not work, for the Subcommittee's approval to condemn the property. Treasurer Lillard stated that he didn't mind approving the relocation offer, but didn't feel comfortable putting a senior citizen out of her home. Mr. Bailey responded that she was offered a life estate and has rejected that. Treasurer Lillard made a motion to approve the offer of relocation, but not the condemnation.

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DEPARTMENT OF CORRECTION

BLEDSON COUNTY CORRECTIONAL COMPLEX, PIKEVILLE, TENNESSEE

- 1) At the Department's request, the Subcommittee deferred for one month a request for approval of a grant in the amount of \$1,500,000.00 to the City of Spring City for the **Bledsoe County Correctional Complex** project at Bledsoe County, Tennessee.

Estimated Project Cost: \$208,000,000.00
SBC Project No. 142/013-02-2004

STATE BUILDING COMMISSION

MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING

- 1) Approved the Minutes of the Executive Subcommittee meetings held on January 14 and January 25, 2010.

DESIGNER SELECTIONS

Approved the following designer selections for projects approved at the February 11 SBC meeting.

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| <ol style="list-style-type: none">1) Austin Peay State University
(University Parking Expansion)
Estimated Project Cost: \$320,000.00
SBC Project No. 166/003-03-2010
Designer: LOSE & ASSOCIATES2) East Tennessee State University
(Instructional Labs Renovations)
Estimated Project Cost: \$1,000,000.00
SBC Project No. 166/005-01-2010
Designer: BEESON LUSK STREET3) Middle Tennessee State University
(Campus Lighting Upgrade)
Estimated Project Cost: \$3,000,000.00
SBC Project No. 166/009-02-2010
Designer: LOSE & ASSOCIATES4) Middle Tennessee State University
(Energy System Modernization)
Estimated Project Cost: \$2,565,750.00
SBC Project No. 166/009-03-2010
Designer: SMITH SECKMAN REID | <ol style="list-style-type: none">5) Middle Tennessee State University
(Fiber Redundant Ring Installation)
Estimated Project Cost: \$400,000.00
SBC Project No. 166/009-04-2010
Designer: BARGE CAUTHEN6) Middle Tennessee State University
(Several Buildings Roof Replacement)
Estimated Project Cost: \$1,069,100.00
SBC Project No. 166/009-05-2010
Designer: HASTINGS ARCHITECTURE7) University of Memphis
(Several Building Energy Upgrades)
Estimated Project Cost: \$600,000.00
SBC Project No. 166/007-01-2010
Designer: BRANHAM & LLOYD8) University of Memphis
(Several Building Envelope Repairs)
Estimated Project Cost: \$1,300,000.00
SBC Project No. 166/007-02-2010
Designer: SSR ELLERS INC9) Volunteer State Community College
(Betty Gibson Hall HVAC Upgrades)
Estimated Project Cost: \$280,000.00
SBC Project No. 166/025-01-2010
Designer: SMITH SECKMAN REID |
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TENNESSEE STATE CAPITOL, NASHVILLE, TENNESSEE

- 1) Mr. Fitts presented a discussion of the **Mechanical & Electrical Upgrade** project at the Tennessee State Capitol in accordance with authority delegated to the Subcommittee by the full Commission on February 11, 2010.

Treasurer Lillard stated that, based on communications with Assistant Commissioner Dottie Hagood, he would like to make a motion to suspend approvals previously approved by the State Building Commission for the project. Nick DePalma, project manager, was recognized. He said they have had two meetings with the Legislative staff who expressed concern where the Engrossing Clerk would be located during the construction period. He said there was strong opposition from them to moving into the Legislative Lounge due to cabling issues, noise levels, etc. and that their preferred location was on the ground floor. Mr. DePalma added that that wouldn't preclude them from doing work on the ground floor. He added that their desire was to be located temporarily in the Rachel Jackson Building in lieu of the Tennessee Tower, even though Real Property Administration is proceeding to vacate two floors in the Tennessee Tower. Logistically, he said, they didn't know if they could accomplish that, but they are studying it and will report back. He said they also stated they need to reside in the Capitol for six weeks after session to complete their work, which puts some further restrictions on the window of execution. However, he said, it was difficult to commit without comment from the Construction Manager/General Contractor.

Ms. Hagood commented that, if they have to relocate people out of the Rachel Jackson Building, it will impact the timeline immensely. Treasurer Lillard stated it was his hope that staff would work and deal with these issues, and that they could suspend the project and continue having discussions with Legislative staff leadership. Commissioner Goetz said it didn't sound like it was going to happen. Treasurer Lillard said they should suspend prior approval of what the SBC has currently approved. Commissioner Goetz asked if it would make sense if a construction professional could come in and explain how the schedule could be accomplished. Mr. DePalma responded that he thought it definitely would help to have a professional who is very familiar with scheduling. Mr. Fitts clarified the CM/GC process. He stated that potential construction managers respond to an RFP and identify costs for (1) preconstruction services, and (2) related fees for construction. He said the first step after selection is to proceed with preconstruction services and the State is only obligated to pay those fees. Only at a later date is approval granted for the construction manager of the project. He said they would be back before the Subcommittee for approval of the selection of a Construction Manager/General Contractor. Treasurer Lillard made a motion to suspend any SBC approvals, other than preplanning services, and the motion passed without objection.

Estimated Project Cost:	\$16,500,000.00
Estimated Planning Cost:	\$ 2,700,000.00
<i>SBC Project No.</i>	<i>529/005-01-2005</i>

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There being no further business, the meeting adjourned at 11:02 a.m.